

# CRENDON HOUSE

Est. 1971

**Witheridge Lane, Penn**  
**£4,650,000- Freehold**



With its private gated entrance and tree lined sweeping driveway, Gate Moor House is a thoroughly impressive detached home of 5000sq. ft, in an extremely sought after setting on one of the most exclusive roads in Buckinghamshire. The completely private 1.6 acre south facing plot is accessed via electric gates and the driveway is flanked by manicured lawns, opening out to an expansive shingle area providing parking for approximately 20 vehicles in front of the triple garage complete with office and a further car port for 2 - 4 vehicles. EPC Rating: C Council Tax Band: G Location: Witheridge Lane is one of the most sought after roads in Buckinghamshire connecting Penn and Beaconsfield. A very rural leafy green outlook in the countryside and yet 5 minutes in the car you are in the heart of Beaconsfield town with its mainline train station that can see you in London Marylebone in as little as 23 minutes! A commuters delight with easy road links to Junction 2 of the M40 just 3 - 4 miles away and the M25 within 15 minutes drive! Schools in Beaconsfield are outstanding with private primary options of Davenies for boys and High March for girls, and very popular primary state schools Butlers Court and St Marys. For secondary age Beaconsfield High School for girls and The Beaconsfield Secondary School are located in the town. Grammar schools for boys are in near by High Wycombe or Amersham with great bus links to all schools.

**Stunning 6 Bedroom Family  
Residence  
High Specification Finish**

**No Chain  
Seamless Indoor Outdoor  
Living**

**Gatemoor House, Witheridge Lane, Penn, HP10 8PG**



## **Accommodation Comprises:**

### **Covered Porch :**

Cortesy light, two flanking boot benches, sold oak door leading to

### **Reception Hall:**

Dog leg rising to the first floor galleried landing, fully tiled floor, leaded-light double glazed window to side aspect, ornate stone fireplace and hearth with gas point, radiator with ornate cover

### **Drawing Room:**

Ornate stone fireplace and hearth with gas point. A dual aspect room with a double glazed leaded-light bay window to the front and full glazed tri-fold to the rear garden, coving, three radiators with ornate covers, television and telephone point.

### **Dining Room:**

Inset stone fireplace with gas point, ornate coving, wall light points, two radiators with covers, a double glazed bay window to the rear aspect with fitted window seat, leaded-light French doors to rear garden.

### **Home Office / Study :**

A double glazed leaded-light window to front aspect with fitted blinds, tiled floor, radiator.

### **Cloakroom:**

Automatic courtesy light, concealed cistern W/C, wash hand basin vanity unit with fitted cupboards underneath, radiator, fully tiled floor and walls.

### **Open Plan Kitchen/Breakfast Room & Family Room:**

Band new and fitted with a range of base and eye level units with stone work surfaces integrated tall fridge, freezer and wine fridge. Large kitchen island with fitted dining table and further cupboards underneath, stone work surface incorporating an inset double sink and drainer with mixer tap and hot tap. Two fitted ovens, fitted ceramic induction hob, fitted microwave and separate plate warmer. LED under cupboard lighting, downlights and three statement glass pendant lights. Tiled floor with underfloor heating and leaded-light double glazed window to front aspect. Opens to Family Room Tiled floor with underfloor heating, wall to wall fitted television entertainment centre with recessed shelving and cupboards. Wall to wall folding door

opening to rear deck and garden, two television points, fitted feature glass fronted fire.

### **Utility / Works Room :**

Fitted with base level units, stonework surface and inset sink. Two wall mounted boilers, tribune pressurised water system, space and plumbing for washing machine.

### **First Floor Galleried Landing :**

Leaded-light windows to front and side aspect with fitted Venetian blinds, ornate coving ornate chandelier, two radiators.

### **Master bedroom:**

Leaded-light double glazed bay window to front aspect, fitted wardrobes & drawers, walk in dressing room with fitted hanging rails, drawers, cupboards and courtesy light. Three radiators with covers, ornate coving, opens to

### **En-suite:**

Fully tiled in marble stone with electric underfloor heating, his and hers vanity sinks with storage doors underneath, concealed system WC, standalone oval bath, walk in overhead shower, double heated towel rail, leaded-light windows to rear aspect.

### **Bedroom 4:**

Leaded-light bay window to garden with fitted blinds and window seat, large walk in dressing room with fitted hanging, drawers, cupboards and courtesy light. Radiator, coving.

### **En-suite 4:**

Fully tiled marble floor and walls, walk in double shower with raindrop overhead, concealed system WC, inset wash hand basin vanity unit with inset mirror, leaded-light double glazed window to rear, heated towel rail.

### **Bedroom 5:**

Leaded-light double glazed window to rear aspect with fitted blinds, wall-to-wall fitted wardrobes and overhead bed units with downlights, coving and radiator.

### **Council Tax Band: G**

### **EPC Rating: D**

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**